



November 7, 2022

2023 BUDGET ENCLOSED; FEES TO INCREASE JAN 1ST

Enclosed is your copy of the 2023 Budget with “projected” year-end numbers. In January, you will get another copy with the “actual” year-end figures. In order to meet expected expenses and to keep up with the high price of construction costs, inflation and rising insurance premium, the budget calls for the monthly assoc fee to increase by around 13%. In other words, **EFFECTIVE JANUARY 1, 2023**, the monthly association fee will be...

\$452 / month

If you are on the auto payment plan, your account will be adjusted automatically. If you would like to sign up for this free service, please call the number below.

As mentioned, there are several major factors that contributed to the increase:

1. A new Reserve Study was done earlier this year (required every 3 years). In 2022 Budget, the total cost to replace all the major components were \$4,066,900. With the latest Study, this new amount came in at \$4,717,200. Consequently, the contribution to these items need to increase.
2. The budgeted amount for 2022 *operating* expenses is \$509,608. However, it is expected that at the end of this year, the expenses will end up at \$543,008.

(Insurance premium alone went up by \$10,000. For next year, insurance premium is expected to increase yet again).

3. Inflation is about 8.5% and it effects everything. Risen construction costs (materials & labor) are actually higher.
4. Operating expenses for 2023 are projected to be nearly at \$553,000, which is about \$10,000 more than estimated at end of 2022.
5. Usually, a “good” reserve ratio is around 70% or more. With this budget, it will allow the Association to stay at that desired level.

NEW GYM EQUIPMENT DELIVERED

New gym equipment was delivered last week and placed in the renovated Exercise Room. Parts have been ordered for the treadmill. Many thanks to Board Members Colin Smith & Owen Roth for spearheading this project. Please remember to put back items after usage. Use at your own risk.

REPLACEMENT OF FENCE PLANNED

Weather permitting, the replacement of the fence along Hollister is slated to start this week. Sections of fences will be replaced at a time. If you live at bldgs. 7630, 7620, and 7602 that face Hollister, you are strongly suggested to keep your windows and doors closed while the crew is on site. There will be noise and dust. Additionally, construction vehicles may need to park along the driveway there. Please drive carefully as you go in and out of this area.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **November 10, 2022, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616 with Passcode: 71139

(Additional Zoom instructions on next page)



DEHUMIDIFIER SUGGESTED

If you live in a unit where there is little sun light during this time of the year or your unit is on the garden level, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in minimize mildew or the musty smell in your unit.

**BOARD MEETING PLANNED VIA ZOOM;
NOVEMBER 10, 2022, AT 6PM
ZOOM CONNECTION INSTRUCTIONS**

Join Zoom Meeting

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing:

+1 669 900 6833 (Hit *6 to unmute)

From a laptop or computer:

1. On your web browser navigate to zoom.us/join
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

From a phone:

1. Dial into the number listed above.
2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Hit *6 to unmute.

The meeting will not require that attendees register for Zoom accounts. This was to reduce the burden on our members if they need to call in.

Remember, please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come. You must wear a face covering at the Meeting. Thank

you.

**SMOKING ONLY ALLOWED
IN DESIGNATED AREAS**

A big thanks to those residents who smoke at their respective designated smoking stations. Thank you for being considered to your neighbors by puffing your cigarettes away from the buildings and properly discard your cigarette butts.

For those who have yet to follow the rules, your second-hand smoke is considered a nuisance and may subject you to be fined.

NO SHORT-TERM RENTALS ALLOWED

As a reminder, due to the potential problems with the revolving door of new people constantly coming and out of a unit, the Association policy prohibits short-term rentals like AirBnB. Owners of units posting and renting on AirBnB (or similar sites), are breaking the Association rules and are subject to being fined. In addition, you may be breaking the City Ordinance as well. Thank you for being considerate to your neighbors.

**CALL THE GAS COMPANY TO CHECK ON
FURNACE**

As the cooler weather is upon us, to beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and if needed, tell you the condition of your unit. Each unit is responsible for its own furnace repair or replacement.

ASSOC WELCOMES NEW MEMBERS

The Assoc would like to welcome its latest members: Ms. J. Grigorian, Mr. D. Ambat.

**CORRECTIVE ACTIONS FOR 7632 SAGGING
FLOOR PLANNED; WAITING FOR CITY**

The structural engineer for the Association has submitted paperwork to obtain a building permit to the City of Goleta. Once approved, the work will begin to re-level the floor (middle section of the building.)

Due to the fact that the Association is dealing with a structural issue, the Association must disclose it to all lenders when owners and/or buyers are going through their financing process. Depending on the lender(s), the structural situation may have an impact on the

financing. Usually, once the re-leveling is accomplished, lenders can go back to their normal procedures of providing funding.

Thank you to the residents of 7632 for your patience. Please stay tuned.

UPDATING THE BYLAWS & CC&R'S STILL IN THE WORKS

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to owners for review.

QUIET HOURS EMPHASIZED

Now that warm weather is upon us, many residents will have their windows and sliders open to air out their units. Therefore, noise from one unit to the next will be easily heard.

The quiet hours are from 10pm to 8am. During these hours, please refrain from doing laundry, vacuuming, power hand tools, loud music or entertainment, etc. Additionally, if you are making improvements in your unit, please only do the work between 8:30AM and 5PM during the week and not on the weekends. As a courtesy, please notify your neighbors of your plans.

REPORT MAINTENANCE ISSUES TO OUR MANAGEMENT

Email James Nguyen.

JamesN@Bartlein.com
(805) 569-1121 ext. 204

Please call for faster response!

All emails are subject to be forwarded to the Board for review.

HARD FLOORS REQUIREMENT

If you are considering installing hard flooring in your unit, please check with the Board first before installation. The Board is requiring all hard flooring meet the current building code as stated below:

SOURCE:

FROM: California Building Code
2019 <https://up.codes/viewer/california/bc-2018>

1206.3 Structure-Borne Sound

Floor-ceiling assemblies between [dwelling units](#) and [sleeping units](#) or between a [dwelling unit](#) or [sleeping unit](#) and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

Exception: Impact sound insulation is not required for floor-ceiling assemblies over non habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

WIPES DO NOT GO DOWN IN PIPES

Due the COVID-19 pandemic, many people are having to stay home and using wipes to sanitize their homes. Please remember that wipes and paper towels are to be thrown in the trash and NOT flushed down the toilet. Otherwise, sewer backups will result.

Even if you see on the label that states "flushable" or "septic-safe", please ignore the notice and discard the wipes in the trash cans.

Only toilet paper and human waste should be flushed down the toilet. Thank you.

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request

with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval.

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

PARKING REMINDER

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- a) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;

- b) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- c) There is a maximum of two vehicles per Unit that may be parked in the Grove;
- d) Parking in Red Zones & Fire Lanes is not permitted. These red painted curbs are tow-away zones, do not leave your vehicle parked and unattended as it may be subject to towing at the owner's expense.
- e) All vehicles parked in The Grove must physically fit within our painted parking stalls, and not overlap into adjacent stalls.

OWNERS ARE RESPONSIBLE FOR THEIR TENANTS & GUESTS BEHAVIOR

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website www.eucalyptusgrove.org. Thank you in advance for informing your renters, guests, etc. of the Association expectations.

NO DOGS ALLOWED OVER 25 LBS; PLEASE PICK UP AFTER YOU DOG

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

If you have a guest with a dog, please request that your guest leave the dog at home.

Lastly, as a courtesy to your neighbors, please immediately pick up your pet waste and properly dispose of it. Thank you.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage may have a higher amount. You should speak with your

insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times, the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642). Thank you.

CAR WASH AREA CLOSED INDEFINITELY

Due to the drought and lack of care by some residents, the car wash area is closed indefinitely. The Board will closely monitor the situation.

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send

it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you. Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

**Next meeting November 10, 2022,
at 6PM, via Zoom
(See Previous Page for Zoom Link)**

Held via Zoom unless otherwise notified. The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Association website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come. You must wear a face covering at the Meeting. Thank you.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

HAVE A HAPPY THANKSGIVING!!!



Prepared by: BARTLEIN & COMPANY, INC.
(805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email : jamesn@bartlein.com

 Bartlein
& Company, Inc.